

Charming 4 bedroom detached villa with garage and large garden



INFORMATION

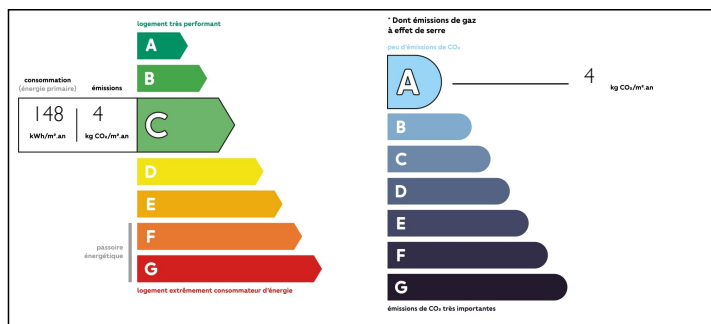
Town:	Corneilla-de-Conflent
Department:	Pyrénées-Orientales
Bed:	4
Bath:	1
Floor:	142 m2
Plot Size:	3800 m2

IN BRIEF

This single-story villa is situated built in 2003 has a large plot of 3800m2 which is suitable for horses and a possibility of installing a pool. It offers a picturesque view of the surrounding mountains and is conveniently located near Vernet Les Bains with shops and a public swimming pool,



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Providing a tranquil living space between the sea and the mountains.

featuring a spacious and bright large living room of 42m2 with wood burner and French doors that lead out onto the sun terrace, a fully equipped kitchen also with doors out onto the terrace, four bedrooms, a dressing room, a large bathroom with a bath and shower and two WC

a spacious garage with an electric door and a mezzanine area for storage. The property also boasts south and west-facing terraces, providing delightful outdoor areas to enjoy the sun and the view. Additionally, the land has a large enclosed area with a garden shelter for storage or animals.

The house was constructed in 2003 and is heated solely by a highly efficient wood stove. It is also equipped with solar panels, with an electricity resale contract

LOCAL TAXES

Taxe foncière: 1327 EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES